

From: Sarah Whiteley (Economy Transport and Environment)
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Sent: 13 April 2021 09:57
To: Thomas Beardsmore
Cc: SDDC Planning Applications; Steve Baker (Economy Transport and Environment)
Subject: DMPA/2021/0232 erection of 3no. detached dwellings Land to the rear of 1 High Street, Melbourne, Derby

Dear Tom,

Thank you for consulting on the above planning application. Apologies for the slightly late response, I hope that our comments can still be considered.

The proposal site is within the medieval core of Melbourne (Extensive Urban Survey Component 18), comprising plots running between Church Street/High Street and Penn Lane. Current evidence does not support either end of these plots as being the sole initial focus for development: in some cases the early development was at the south end, fronting the common, and in other cases at the north end. The proposed development is therefore in a medieval backplot location, to the rear of the Market Place, with consequent potential for archaeological remains.

The proposed development site is relatively small but it is to be developed in its entirety. For this reason we would recommend that the site be the subject of archaeological evaluation in advance of development. Depending on the results of this work there may be a requirement for further recording of any archaeological remains that come to light. To facilitate this I would recommend that the following **pre-start** condition be attached to any grant of planning permission for the scheme:

"a) No development shall take place until a Written Scheme of Investigation for archaeological work has been submitted to and approved by the local planning authority in writing, and until any pre-start element of the approved scheme has been completed to the written satisfaction of the local planning authority. The scheme shall include an assessment of significance and research questions; and

1. The programme and methodology of site investigation and recording
2. The programme for post investigation assessment
3. Provision to be made for analysis of the site investigation and recording
4. Provision to be made for publication and dissemination of the analysis and records of the site investigation
5. Provision to be made for archive deposition of the analysis and records of the site investigation
6. Nomination of a competent person or persons/organization to undertake the works set out within the Written Scheme of Investigation"

"b) No development shall take place other than in accordance with the archaeological Written Scheme of Investigation approved under condition (a)."

"c) The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the archaeological Written Scheme of Investigation approved under condition (a) and the provision to be made for analysis, publication and dissemination of results and archive deposition has been secured."

This recommendation is in line with the requirements of NPPF para 199 which requires developers to record and advance understanding of the significance of heritage assets to be lost (wholly or in part). The fieldwork should be conducted by a suitably qualified archaeological consultancy (ie a CIFA registered organisation), to a written scheme of investigation to be agreed with ourselves.

Regards

Sarah

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